

Granny Flat

(Gatton Planning Scheme Area)

Please Note: This fact sheet is only applicable to those properties located within the Gatton Planning Scheme Area. Please use Council's [ePlan](#) to determine your properties applicable planning scheme.

What is a Granny Flat?

A granny flat is defined in the Gatton Planning Scheme as an “**Annexed Unit**” – means the use of premises for use as a second dwelling unit for relatives of the resident of the dwelling house or carers thereof, or persons which due to age and/or physical condition are financially and/or socially dependent upon the occupier of the dwelling house. This definition does not include caretaker's residence or dual occupancy.

Do I need planning approval to build a Granny Flat?

An Annexed Unit will be accepted development (no planning approval required) if it complies with the acceptable solutions of the applicable codes (see page 3), and there are no other Annexed Unit on site. Otherwise a code assessable Material Change of Use application is required.

The requirements of the Planning Scheme are **ADDITIONAL** to the requirements contained in the Building Code of Australia. This information sheet does not detail the requirements of the Building Code of Australia. You must seek the assistance of a qualified building designer to prepare plans for the construction of any building. The qualified building designer will incorporate the necessary requirements to ensure your building complies with the Building Code of Australia.

What type of assessment?

For an Annexed Unit application to be considered accepted development it must comply with the acceptable solutions of the following codes:

- Annexed Unit Code; and
- Building Work Code.

If the Annexed Unit does not comply with the above codes it will be subject to code assessment and be required to be lodged to Council.

Note - If your property is affected by an overlay it may trigger a code assessable Material Change of Use application.

The checklist attached to this fact sheet outlines the requirements of the codes requiring compliance for accepted development **ONLY**.

How can I find out the zone and overlays for my land?

Council's [ePlan](#) can be used to determine the zone of your land and identify any overlays applicable to your property. ►

Fees & Charges 2018/2019

Application Fee: \$1,310.00
(Fee valid to 30 June 2019)

Need further information?

This fact sheet is designed to be a guide to the planning scheme and application process. It does not constitute all details within the planning scheme. Additional information can be obtained from the Gatton Shire Planning Scheme. If you require further specific information please contact Council's Customer Service on 1300 005 872.

Please note this fact sheet may be updated by Council at any time with the most recent version available on Council's website. If you have a printed copy please see Council's website to ensure you have the latest version. ■

How will my application be assessed?

The application for an Annexed Unit will be assessed against the following sections of the Gatton Planning Scheme:

- Annexed Unit Code;
- Building Work Code;
- Services and Infrastructure Code; and
- Zone code applicable to your property.

If your property is affected by an overlay, the application will also require assessment against the relevant overlay code in 5.1 of the Planning Scheme or TLPI Flood Inundation Overlay.

In your code assessable application to council you must address the above codes that are applicable to your development and property.

It is recommended that you engage an appropriately qualified consultant with knowledge of the *Planning Act 2016* to assist you to prepare your application.

How do I make an application?

For information please read Council's [Application](#) webpage.

What other approvals do I need?

- Development Permit for [Building Work](#)
- Development Permit for [Plumbing and Drainage](#)

There may be additional approvals required beyond what is listed above. ■

For Accepted Development:

PLANNING SCHEME REQUIREMENTS		COMPLIES ✓/✘/NA																										
ANNEXED UNIT CODE																												
AO2.1	The Annexed Units' accommodation is separated from the primary dwelling house by no more than 6 metres and connected to the dwelling house by a solid roof connection such as a pergola or covered walkway.																											
AO2.2	The gross floor area of the Annexed Units' accommodation unit does not exceed 2/3 of the area of the dwelling house, or 100m ² , whichever is the lesser.																											
AO2.3	The Annexed Unit comprises only two elements of self-contained accommodation (eg. a bathroom and a kitchen, or a bathroom and a laundry).																											
AO2.4	The number of bedrooms in the Annexed Unit is not more than 2.																											
AO2.5	Materials used to construct the Annexed Unit are consistent with or complementary to those used in the existing building.																											
BUILDING WORK CODE																												
AO1.1	Building height of the proposed development is in accordance with those specified below: <table border="1" data-bbox="470 1144 1062 1697"> <thead> <tr> <th>Zone</th> <th>Height (metres)</th> </tr> </thead> <tbody> <tr><td>Rural Uplands</td><td>8.5</td></tr> <tr><td>Rural General</td><td>8.5</td></tr> <tr><td>Rural Agriculture</td><td>8.5</td></tr> <tr><td>Emerging Communities</td><td>8.5</td></tr> <tr><td>Rural Residential</td><td>8.5</td></tr> <tr><td>Village</td><td>10</td></tr> <tr><td>Urban Residential</td><td>10</td></tr> <tr><td>Park Residential</td><td>10</td></tr> <tr><td>Commercial</td><td>11</td></tr> <tr><td>Industry</td><td>11</td></tr> <tr><td>Open Space and Recreation</td><td>8.5</td></tr> <tr><td>Community Facilities</td><td>8.5</td></tr> </tbody> </table>	Zone	Height (metres)	Rural Uplands	8.5	Rural General	8.5	Rural Agriculture	8.5	Emerging Communities	8.5	Rural Residential	8.5	Village	10	Urban Residential	10	Park Residential	10	Commercial	11	Industry	11	Open Space and Recreation	8.5	Community Facilities	8.5	
Zone	Height (metres)																											
Rural Uplands	8.5																											
Rural General	8.5																											
Rural Agriculture	8.5																											
Emerging Communities	8.5																											
Rural Residential	8.5																											
Village	10																											
Urban Residential	10																											
Park Residential	10																											
Commercial	11																											
Industry	11																											
Open Space and Recreation	8.5																											
Community Facilities	8.5																											
AO1.2	The proposed development is set back from boundaries in accordance with the Queensland Development Code (check with your building certifier)																											

If all applicable boxes have a ✓, no planning approval is required (ensure no overlays trigger an application).
 If any boxes have a ✘, planning approval is required (consult a suitably qualified consultant or Council for more information).